

DEED WITHOUT WARRANTY

Date: _____, 2010

Grantor: WILLIAMSON COUNTY, TEXAS, a Texas political subdivision

Grantor's Mailing Address:

Williamson County
c/o County Judge
Williamson County Courthouse
710 Main Street, Suite 201
Georgetown, Texas 78746

Grantee: BLOCKHOUSE CREEK MUNICIPAL UTILITY DISTRICT, a Texas political subdivision

Grantee's Mailing Address:

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

BEING a 1.252 acre tract of land as shown on the accompanying sketch and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2008, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

When the context requires, singular nouns and pronouns include the plural.

WILLIAMSON COUNTY

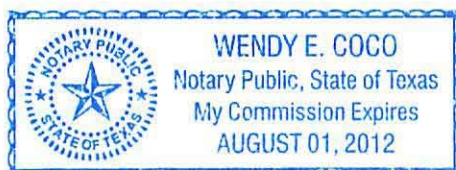
BY: _____

Dan A. Gattis

STATE OF TEXAS)

COUNTY OF WILLIAMSON)

This instrument was acknowledged before me on this the 13th day of April, 2010, by Dan A. Gattis, County Judge on behalf of Williamson County, Texas.



Wendy E. Coco
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**PORTION OF BLOCK HOUSE DRIVE
80' RIGHT-OF-WAY WIDTH**

A DESCRIPTION OF 1.252 ACRES (APPROX. 54,516 SQ. FT.) IN THE S.J. DOVER SURVEY, ABSTRACT NO. 168, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF BLOCK HOUSE DRIVE (80' RIGHT-OF-WAY WIDTH), CONVEYED TO THE COUNTY OF WILLIAMSON AND THE PUBLIC IN DEDICATION OF RIGHT-OF-WAY DATED MARCH 12, 1986, OF RECORD IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.252 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found in the west line of Block House Drive, being also the southeast corner of Lot 14, Block G, Block House Creek Phase E Section 502, a subdivision of record in Cabinet O, Slide 189 of the Plat Records of Williamson County, Texas, and being the northeast corner of a 31.751 acre tract described in Document No. 2002088496 of the Official Public Records of Williamson County, Texas;

THENCE North 41°01'07" West, with the west right-of-way line of Block House Drive, being also the east line of Lot 14, a distance of 145.19 feet to a 1/2" rebar found for a point of curvature;

THENCE with the east line of Lots 8-14, Block G, in part with the west line of Block House Drive as described in the referenced document, along a curve to the right, having a radius of 3196.81 feet, a delta angle of 07°14'49", an arc length of 404.34 feet, and a chord which bears North 37°24'05" West, a distance of 404.07 feet to a 1/2" rebar found for a point of tangency in Lot 8;

THENCE North 33°47'07" West, with the east line of Lots 6-8, Block G, and with the west line of Block House Drive, a distance of 121.88 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found for a point of curvature in the west line of Block House Drive as described in the referenced document bears North 33°47'07" West, a distance of 265.48 feet;

THENCE North 56°12'53" East, over and across Block House Drive, a distance of 80.00 feet to a 1/2" rebar with cap set in the east right-of-way line of Block House Drive, and being also in the west line of Lot 77, Block P of Block House Creek Phase D Section 5, a subdivision of record in Cabinet T, Slide 38 of the Plat Records of Williamson County, Texas, from which a 1/2" rebar with cap found in the south line of Molson Lake Drive (50' right-of-way) bears with a curve to the right, having a radius of 20.00 feet, a delta

EXHIBIT "A"

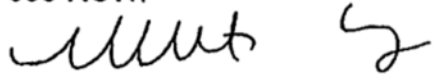
angle of $42^{\circ}04'52''$, an arc length of 14.69 feet, and a chord which bears North $10^{\circ}53'01''$ West, a distance of 14.36 feet;

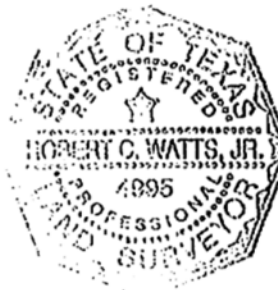
THENCE with the east line of Block House Drive, being also the west line of Lot 77, the following three (3) courses and distances:

1. South $33^{\circ}47'07''$ East, a distance of 121.73 feet to a 1/2" rebar with cap set;
2. With a curve to the left, having a radius of 3116.81 feet, a delta angle of $07^{\circ}14'58''$, an arc length of 394.35 feet, and a chord which bears South $37^{\circ}23'10''$ East, a distance of 394.09 feet to a 1/2" rebar found;
3. South $41^{\circ}17'56''$ East, a distance of 174.70 feet to a 1/2" rebar with cap set for the southwest corner of Lot 77, being also the northwest corner of a 16.964 acre tract described in Document No. 2002088496 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with cap found for the southeast corner of Lot 77 bears North $69^{\circ}01'31''$ East, a distance of 5.33 feet;

THENCE South $69^{\circ}01'31''$ West, over and across Block House Drive, a distance of 85.97 feet to the **POINT OF BEGINNING**, containing 1.252 acres (approximately 54,516 square feet) of land, more or less.

Surveyed on the ground March 26, 2010. Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 697-003-ROW.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



4-5-10



1"=100'

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET
- * COTTON SPINDLE FOUND

BLOCK HOUSE CREEK
PHASE D SECTION 5
T/38 P.R.W.C.
DOC. 2000057854
O.P.R.W.C.



BLOCK HOUSE CREEK
PHASE E SECTION 502
O/189 P.R.W.C.
DOC. 9718982
O.P.R.W.C.

BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE STATE PLANE COORDINATES,
BASED ON GPS SOLUTIONS FROM THE NATIONAL
GEODETIC SURVEY (NGS) ON-LINE POSITIONING
USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
697-003-ROW.DOC

DATE OF SURVEY: 3/29/10
PLOT DATE: 4/5/10
DRAWING NO.: 697-003-ROW
PROJECT NO.: 697-003
DRAWN BY: RCW
SHEET 1 OF 3

31.751 AC.
CITY OF CEDAR PARK
2002088496
O.P.R.W.C.

16.964 AC.
CITY OF CEDAR PARK
2002088496
O.P.R.W.C.

Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.252 ACRES (APPROX. 54,516 SQ. FT.) IN THE S.J. DOVER SURVEY, ABSTRACT NO. 168, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF BLOCK HOUSE DRIVE (80' RIGHT-OF-WAY WIDTH), CONVEYED TO THE COUNTY OF WILLIAMSON AND THE PUBLIC IN DEDICATION OF RIGHT-OF-WAY DATED MARCH 12, 1986, OF RECORD IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	7°14'49"	3196.81'	202.44'	404.34'	404.07'	N37°24'05"W
C2	7°14'58"	3116.81'	197.44'	394.35'	394.09'	S37°23'10"E
	(7°15'00")	(3116.81')	(197.47')	(394.40')	(394.14')	(S36°19'65"E)
C3	42°04'52"	20.00'	7.69'	14.69'	14.36'	N10°53'01"W

LINE TABLE		
No.	BEARING	LENGTH
L1	N41°01'07"W	145.19'
L2	N33°47'07"W	121.88'
L3	N56°12'53"E	80.00'
L4	S33°47'07"E	121.73'
L5	S41°17'56"E	174.70'
L6	S69°01'31"W	85.97'
L7	S56°12'53"W	80.00'
L8	N56°06'48"E	80.00'
L9	N48°57'24"E	79.91'
L10	N69°01'31"E	5.33'
L11	N56°06'48"E	5.72'

THIS IS A SURFACE DRAWING.

CHAPARRAL CONTROL POINT "R154"
COTTON SPINDLE W/ CHAP WASHER

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10170343.89 E 3087649.92

SURFACE COORDINATES:
N 10171654.82 E 3088047.91

COMBINED SCALE FACTOR = 0.99987112
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000128897
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
TEXAS CENTRAL ZONE 4203
THETA ANGLE: 01°17'40"

DATE OF SURVEY: 3/29/10
PLOT DATE: 4/5/10
DRAWING NO.: 697-003-ROW
PROJECT NO.: 697-003
DRAWN BY: RCW
SHEET 2 OF 3

Chaparral



TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Stewart Title Guaranty Company
Gracy Title

G.F. No.: 1002604 Effective Date: March 15, 2010 Issued: March 23, 2010

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants: Deleted from commitment

10b) Electric utility easement granted to Texas Power & Light Company, recorded in Volume 236, Page 546, Deed Records of Williamson County, Texas.-- Does not affect this tract

10c) Electric utility easement granted to Texas Power & Light Company, recorded in Volume 256, Page 634, Deed Records of Williamson County, Texas.-- Does not affect this tract

10d) Electric utility easement granted to Texas Power & Light Company, recorded in Volume 261, Page 424, Deed Records of Williamson County, Texas.-- Does not affect this tract

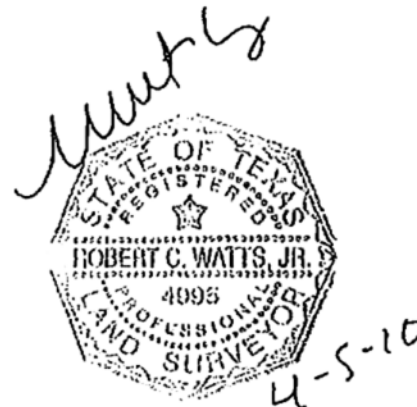
10e) Flood Control Easement granted to Brushy Creek Water Control and Improvement District 1, recorded in Volume 436, Page 97 Deed Records of Williamson County, Texas.-- Does not affect this tract

10f) Electric utility easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 517, Page 535, Deed Records of Williamson County, Texas.-- Does not affect this tract

10g) Electric utility easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 517, Page 539, Deed Records of Williamson County, Texas.-- Does not affect this tract

10h) Electric utility easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 865, Page 438, Deed Records of Williamson County, Texas.-- Does not affect this tract

10i) Waterline easement granted to Cedar Park Water Supply Corporation, recorded in Volume 989, Page 115, Official Public Records of Williamson County, Texas.-- Does not affect this tract



DATE OF SURVEY: 3/29/10
PLOT DATE: 4/5/10
DRAWING NO.: 697-003-ROW
PROJECT NO.: 697-003
DRAWN BY: RCW
SHEET 3 OF 3

Chaparral